

NOTICE OF EXEMPTION

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Costa Mesa
Development Services Dept.
77 Fair Drive, P.O. Box 1200
Costa Mesa, CA 92628

X County Clerk-Recorder
County of Orange
P.O. Box 238, Santa Ana, CA 92702-0238

☐ \$50 Filing Fee Attached
X No Fee – City projects exempt from filing fee

Project Title: Orange County Fair and Event Center Lease Agreement

Project Location: 88 Fair Drive

Project Location – City: Costa Mesa

Project Location – County: Orange

Description of Nature, Purpose, and Beneficiaries of Project:

Lease agreement between the Orange County Fairgrounds Joint Powers Authority and OC Fair and Event Center, L.P. for a 55-year lease agreement for the 150-acre fairgrounds property.

Name of Public Agency Approving Project:

Orange County Fairgrounds Joint Powers Authority

Name and Address of Person or Agency
Carrying Out Project:

City of Costa Mesa and
Orange County Fairgrounds Joint Powers Authority, 77 Fair
Drive, Costa Mesa CA 92628

Exempt Status: (Check One)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
X Categorical Exemption. State type and section number:

Class 1, Section 15301; Class 23,
Section 15323; Class 25, Section
15325; Class 2; Section 15302; and
General Rule, Section 15061(b)(3)

☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

1. The project involves the leasing of existing facilities with no expansion of the use beyond that existing at the time of the issuance of the exemption.
2. The activity involves the continuation of the normal operations of the existing facility for public gatherings for which the facility was designed, and that there is a past history of approximately 60 years of the facility being used for fair and event purposes.
3. The activity involves a ground lease agreement in order to preserve the existing fair and event center operations which are a significant recreational resource in the City of Costa Mesa and County of Orange; furthermore the activity facilitates preservation of the open space at the Fairgrounds, obligates the operator to continue the existing agricultural uses at Centennial Farms; and requires compliance with the Costa Mesa Municipal Code before any "Cultural Resources" can be modified.
4. This activity identifies that some of the existing facilities have suffered from deferred maintenance and repair work may need to be undertaken, and that these repairs should not change the purpose of the facilities being replaced, or should not expand the capacity of these structures. The ground lease also provides that no such repairs can be undertaken until all Applicable Laws have been complied with, including CEQA.
5. The activity does not authorize any physical change in the environment.

POSTED

AUG 25 2010

TOM DALY, CLERK-RECORDER

By *[Signature]* DEPUTY

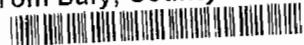
FILED

AUG 25 2010

TOM DALY, CLERK-RECORDER

By *[Signature]* DEPUTY

Recorded in Official Records, Orange County
Tom Daly, County Recorder



NO FEE

201085001081 11:35 am 08/25/10

192 OR03 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Lead Agency Contact Person:

Kimberly Brandt, Development Svs. Director

Phone: (714) 754-5270

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project?

☐ Yes

☐ No

Signature:

Kimberly Brandt

Date: August 25, 2010

Title: Development Services Director

FISH & GAME FEES: Pursuant to Section 711.4(c)(2)(A) of the California Fish and Game Code, the project is exempt from fees since it is exempt from CEQA.

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Filed with the County Clerk: ☐ Yes ☐ No

Date Filed: _____

Form Updated September 2007

POSTED

AUG 25 2010

TOM DALY, CLERK-RECORDER

By _____ *[Signature]* DEPUTY

FILED

AUG 25 2010

TOM DALY, CLERK-RECORDER

By _____ *[Signature]* DEPUTY



RECEIPT # 406503

STATE CLEARING HOUSE # (if applicable)

NO FEE	50.00
Amount Due	0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

LEAD AGENCY	CITY OF COSTA MESA	DATE	8/26/10
COUNTY/STATE AGENCY OF FILING	COUNTY OF ORANGE	DOCUMENT NUMBER	2010-8500105
PROJECT TITLE	ORANGE COUNTY FAIR AND EVENT CENTER LEASE AGREEMENT		
PROJECT APPLICANT NAME	CITY OF COSTA MESA	PHONE NUMBER	714-445-5221
PROJECT APPLICANT ADDRESS	77 Fair Drive	CITY	COSTA MESA
PROJECT APPLICANT (Check appropriate box):	<input checked="" type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District
	<input type="checkbox"/> State Agency	<input type="checkbox"/> Private Entity	
CHECK APPLICABLE FEES:			
<input type="checkbox"/> Environmental Impact Report (EIR)	\$2,792.25	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (ND)(MIND)	\$2,010.25	\$	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$949.50	\$	
<input type="checkbox"/> County Administrative Fee	\$50.00	\$	
<input checked="" type="checkbox"/> Project that is exempt from fees			
<input checked="" type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> DFG No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____			
PAYMENT METHOD:		TOTAL RECEIVED \$	
<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input type="checkbox"/> Check	<input type="checkbox"/> Other _____
SIGNATURE	[Signature]	TITLE	Deputy
WHITE - PROJECT APPLICANT	YELLOW - DFG/ASB	PINK - LEAD AGENCY	GOLDEN ROD - COUNTY CLERK
FG 753.5a (Rev. 11/09)			